



SHORELINE CITY COUNCIL SPECIAL MEETING

Monday, May 8, 2017
5:45 p.m.

Conference Room 303 · Shoreline City Hall
17500 Midvale Avenue North

- 1. CALL TO ORDER** 5:45 p.m.
- 2. KING COUNTY HOUSING AUTHORITY**
 - King County Housing Authority in Shoreline
 - Use of Section 8 Vouchers
- 3. ADJOURNMENT** 6:45 p.m.

The Council meeting is wheelchair accessible. Any person requiring a disability accommodation should contact the City Clerk's Office at 801-2231 in advance for more information. For TTY service, call 546-0457. For up-to-date information on future agendas, call 801-2236 or see the web page at www.shorelinewa.gov. Council meetings are shown on Comcast Cable Services Channel 21 and Verizon Cable Services Channel 37 on Tuesdays at 12 noon and 8 p.m., and Wednesday through Sunday at 6 a.m., 12 noon and 8 p.m. Online Council meetings can also be viewed on the City's Web site at <http://shorelinewa.gov>.

Memorandum

DATE: April 28, 2017

TO: Shoreline City Council

FROM: Rob Beem, Community Services Manager

RE: Dinner meeting with Stephen Norman, Executive Director
King County Housing Authority

CC: Debbie Tarry, City Manager
John Norris, Assistant City Manager

King County Housing Authority Director Stephen Norman will join the City Council for the Council's dinner meeting on May 8th. This invitation grew from the discussion at this year's Council Strategic Planning Workshop on the topic of Rental Protection Regulations related to rental increase notification and source of income discrimination. At that time, Council determined that they were not interested in adding the exploration of these regulations to the City's work plan, but did ask staff to gather further information on the experience people had using housing vouchers. Mr. Norman will be prepared to discuss both the Housing Authority's work and assets in Shoreline and share their experience assisting tenants with Section 8 and other vouchers to obtain housing.

Background on Mr. Norman

Stephen Norman has led the King County Housing Authority since 1997. Mr. Norman has an extensive background in the design, financing, development and operation of service-enriched and affordable housing. He previously served as an assistant housing commissioner for the City of New York. Subsequently, he was the founding national vice-president of the Corporation for Supportive Housing (CSH) where he established CSH's program operations and worked around the country with local governments, foundations and nonprofits to develop supportive housing for homeless and special-needs populations.

Mr. Norman held an appointment as Loeb Fellow at Harvard University's Graduate School of Design in 1985-86. He has a Master's in Public Administration from the University of Washington and currently serves as president of the Council of Large Public Housing Authorities and as vice chair of the CSH Board of Directors.

King County Housing Authority in Shoreline

The King County Housing Authority (KCHA) owns and operates 10 properties in Shoreline. These are a mix of subsidized housing and what are termed ‘asset managed properties’. The subsidized housing properties in Shoreline include Ballinger Homes, Lake House, Echo Cove, Briarwood, Westminster Manor, Northridge I, Northridge II, and Paramount House. The asset managed properties, which include Colonial Gardens and Meadowbrook, are part of a growing inventory of properties that reflect KCHA’s focus on acquiring and improving privately owned properties. These efforts help preserve housing for low and moderate income families for decades to come. Other projects involve new construction and target specific populations, such as seniors, people with disabilities, and those who need assisted living facilities. KCHA also hopes to play a central part in transit-oriented development.

The City and KCHA have a long and positive working relationship. Over the years, the City has allocated Community Development Block Grant (CDBG) funding to assist KCHA with acquisition and improvements to several properties in Shoreline. Currently, the City’s Teen Program provides Out of School Time programming at Ballinger Homes. More recently, City staff has been in discussions with KCHA about transit-oriented development opportunities in the light rail station areas.

More information about KCHA can be found on their website: <https://www.kcha.org/>. Also on their website is a property map which shows the 10 properties KCHA operate in Shoreline, along with all of the properties they manage around King County: <https://www.kcha.org/housing/map/>.

Use of Section 8 Vouchers

The KCHA administers the Section 8 voucher program in all of King County outside the cities of Seattle and Renton. Section 8 vouchers help people with low incomes rent homes on the private market. Tenants with a voucher pay at least 28 percent, but not more than 40 percent (in the first year), of their household income for rent and utilities. KCHA pays the difference between the tenant’s portion of the rent and the amount a landlord requests.

For some time the cities of Seattle, Bellevue, Redmond, Kent and Kirkland have had legislation prohibiting discrimination against people using Section 8 vouchers on the books. More recently, the cities of Renton and Tukwila have passed similar legislation. The KCHA has been a helpful advisor to many of these cities. Regarding source of income, Council may wish to begin the discussion with Mr. Norman with the following discussion questions:

- At a practical level, how does a potential tenant make use of a Section 8 voucher?
- What are the incentives and barriers for landlords wishing to accept Section 8 vouchers?
- Do you have any examples of success and difficulties for use of Section 8 vouchers in Shoreline?

Regarding opportunities for KCHA to assist the City in advancing its overall housing affordability goals discussion, Council may wish to ask the following discussion question:

- What role do you see KCHA playing in transit oriented development and acquisition of privately held properties?